

#05033640 WARRANTY DEED

AFTER RECORDING RETURN TO: ALBERT E. AUSTIN RUTH E. SMITH P.O. BOX 4345 BULLHEAD CITY, AZ. 86430

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

EUGENE H. CASTEIG AND WILMA S. CASTEIG, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to ALBERT E. AUSTIN AND RUTH E. SMITH, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 19, Block 21, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 96 MAP 3907-2600 TL 3100

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"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenant(s) that granter is the owner of the above described property free of all encumbrances except: 1(Taxes for the year 1989-90 are now a lien but not yet payable. 2) Conditions, restrictions as shown on the recorded plat of Fourth Addition to Klamath River Acres. 3) Subject to an undivided 1/3 interest in well, pump and pumphouse, including the terms and provisions thereof, as disclosed by Quitclaim Deed recorded May 16, 1984 in Book M-84 at Page 8042. 4) Subject to the rules and regulations of Fire Patrol District. 5) Notice of proposed formation of a special road district to be known as Klamath Acres Special Road District, as disclosed by County Commissioners Journal January 1975. 6) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$42,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of August, 1989.

aster fine EUGENE H. CASTEIG

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STATE OF OREGON, County of KLAMATH)ss.

Personally appeared the above named EUGENE H. CASTEIG AND WILMA S. CASTEIG and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: <u>Na OF 18</u> Aldrigton Notary Public for Oregon <u>3-22-93</u> My Commission expires March 4, 1992 E印记出 State 181

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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of	Aug.	A.D., 198	9 at3:50	o'clock P.M	., and duly recorded in	VolM89	,
		of	Deeds		15991		
				Evelyn Bie	hn - County Clerk		
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